

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

February 8, 2006

8:00 PM

CALL TO ORDER

Council Vice President Baldorossi called the meeting to order.

SUNSHINE STATEMENT

The Township Clerk read the Opening Statement: Notice of this meeting has been given in accordance with the Open Public Meetings Act. Notice was published in the Burlington County Times on January 8, 2006; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

Present: Frank Baldorossi, Bruce Garganio, Elizabeth Ryan, Jerry Sandusky

Also Present: Mayor Michael Muchowski; Richard A. Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; Russell Trice, Township Water and Sewer Engineer; William John Kearns, Jr., Township Solicitor; Joy Weiler, Township Clerk

PUBLIC COMMENT

Nothing at this time.

All residents having an opportunity to be heard, MOTION by Sandusky; seconded by Garganio to close the public portion of the meeting. All ayes - motion carried.

NFI: OVERVIEW – DEVELOPMENT PRESENTATION

Administrator Brook introduced David Serlin, representative for NFI who gave an overview of their proposal. He stated that NFI's noise consultant was unable to attend this evening but will be at the March Worksession.

David Serlin stated that he has met with Mayor Muchowski and Administrator Brook to discuss the project and Mayor Muchowski expressed concern regarding traffic, noise and the proximity to the high school. The noise consultant will attend next month's meeting. Those concerns are being addressed.

NFI is asking for a rezoning of a section of the property. There is a parcel that is needed for the project that is presently in the AGR Zone. Mayor Muchowski added that the parcel is not in the Wastewater Management Plan area. NFI has offered to work with the township to get approval and give the township an easement.

A representative of NFI explained that the project is a large warehouse in the back of the property and a facility to service their trucks towards the front of the property.

One of the owner's of the company explained that NFI does a lot of trucking in and out of the Haines Center on Route 130. They would like to move their current maintenance facility from Lawnside, NJ to Florence to be closer to where they are doing business.

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He explained that NFI recycles their trucks every five to six years; therefore it is mostly preventive maintenance, not a lot of heavy-duty maintenance. Trailer repair involves greasing the axles, putting on new tires and new lights. There is not a lot of maintenance for the trailers.

The project would include a drive through bay with two shifts; occasionally there may be three shifts. There is also some office space and a warehouse. NFI is asking Council to consider rezoning the one parcel so they can build the size building they need to consolidate all of their warehouse operations. Mr. Serlin stated that he understands the concerns of the Township and is willing to work with buffers so the residents and school are not impacted by their use. He apologized that the noise consultant was unable to attend this evening.

Council Member Sandusky asked if it is a refrigerated warehouse? NFI representatives stated that it is a dry warehouse. A representative stated that out of 7,000 trucks they have across the country only 200 of them are refrigerated. Occasionally they receive requests for refrigeration.

He feels that he and his brothers would create a first class facility in Florence.

A representative explained that they are looking into creating an interchange that would allow for two (2) jug handles to handle the left hand turns. NFI would work with NJ Department of Transportation and Whitesell.

Council Member Garganio expressed concern over the back corner of the property and asked if the building could be turned and moved towards the front of the property away from the residential development? A representative explained that the jug handles are not on the plans yet and they will be cutting into the property. He believes the engineer looked into moving the building but will look into further. A representative showed the plans where the trucks would be traveling, which is away from the residential development. Also, buffering would be utilized. Mayor Muchowski advised NFI that their site plan would have to show analysis that indicates that they are not exceeding daytime or nighttime decibel levels at the property line around their property. NFI is willing to work with the township.

Discussion followed regarding adding septic to the parcel.

The noise report will be available for next month's Worksession.

Mayor and Council thanked the representatives of NFI for attending this evening.

TOWNSHIP WATER AND SEWER ENGINEER

Well No. 3 Redevelopment: Current Estimate No. 2

Russell Trice, Water and Sewer Engineer, reviewed and recommended payment of Current Estimate No. 2 for Well No. 3 Redevelopment. A majority of the work is done and the well is ready to be put back in service. There are some punch list items to be done. A Resolution will be prepared for next week's meeting.

Tall Pines Water and Sewer: Current Estimate No. 3

Mr. Trice reviewed and recommended payment of Current Estimate No. 3 for Tall Pines Water and Sewer. Most of the work is complete with the exception of the final paving restoration work. Both water and sewer lines are complete and in service. The school has been notified that they

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can connect to the line. Administrator Brook will prepare a letter for the Tall Pines residents advising them that they have the ability to connect with an outline of the procedures. In the near future the Assessment Commission will be asked to work on preparing the assessment. A Resolution will be prepared for next week's meeting.

Update on Aquifer Test

The pumping part of the test has been completed. Background monitoring of the water level elevations will be done for approximately three weeks.

TOWNSHIP ENGINEER

Update on High School

Dan Guzzi, Township Engineer, reported that the interior work is going on. Work is moving on schedule and there have been no significant issues.

Oak Court Maintenance Bond

Mr. Guzzi prepared a punch list that will be sent to the developer. Mr. Trice also prepared a punch list for Water and Sewer items. A Resolution will be prepared for next week denying the release of the Maintenance Bond at this time.

2005 Road Program: Current Estimate No. 3

Mr. Guzzi reviewed and recommended payment of Current Estimate No. 3 for the 2005 Road Program. A Resolution will be prepared for next week's meeting.

Green Acres Funding

Mr. Guzzi stated that there are Green Acres funds available in the form of matching grants and low interest loans for either acquisition or development of Green Acre parks. The application deadline is in April. Council Member Garganio asked if funds were available for improvements? Mr. Guzzi stated that improvements are in the form of low interest loans: 2% over 30 years. Acquisitions are in the form of up to 25% matching grants. Council Member Garganio suggested looking into the R.D. Wood field and park.

Transportation Trust Fund Grant

Mr. Guzzi stated that notification for the Transportation Trust Fund Grant should be out soon and asked that Council think about what they would like to apply for. Mayor Muchowski suggested resubmitting the same application as last year; sidewalks on Cedar Lane to tie in the new high school and the bikeway on Old York Road.

Update on Tidewater Farms

Mr. Guzzi stated that the contractor has begun work on the outstanding punch list items.

STREET NAMES

Assistant Administrator Sahol provided Mayor and Council with a list of suggested street names along with their history. Mayor Muchowski feels that there are some good ideas on the list for possible street names and asked that Council review the list and think it over during the next week. Assistant Administrator Sahol will update the list to show where the families lived.

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Joy Weiler, Township Clerk, asked if Council had decided on three (3) names for Orleans? She stated that there is one (1) veteran name left to use. Council will make a final decision next week.

Council Member Ryan suggested for the future that the town use names of teachers that have passed away.

Discussion followed regarding how to let the public know the history of the street names.

It was suggested that once Greenbrier is complete, a dedication ceremony be held for the residents and the family members of the veterans the streets are named.

FARMLAND PRESERVATION

Mayor Muchowski would like to begin discussion to see if Council would like a more formal program put in place. He suggested a subcommittee be formed to look at the zoning in place in the rural areas to make a decision. Some municipal funds may need to be earmarked towards the preservation project. He has also spoken with Mildred Hamilton-Wood, the Planning Board Chairperson, who has worked with some private trust organizations that are very interested in preservation. Along with the township, County and State monies he believes it would be a good opportunity to set something more concrete in place as a working document. He reviewed various areas and parcels for preservation. Inquiries have been made for development. A developer has asked to meet with the Administrator and Mayor to discuss possible development near the Wainwright Farm on Florence-Columbus Road near Route 295 and a Wastewater Management Plan amendment to allow sewer in the area. Mayor Muchowski asked if any member of Council would like to sit in on the discussion? He would like to incorporate the discussion as it ties into preservation. Council Member Garganio expressed an interest in attending the meeting.

ASSISTANT ADMINISTRATOR

Basketball: Report

Assistant Administrator Sahol has nothing new to report.

Discussion followed regarding the tennis courts and basketball court at the Roebbling Park, which are to be torn out. Mayor Muchowski suggested a driveway and parking lot. He also noted that the plans did not include an opening in the curb for vehicles, such as vendors, to access the park. Mr. Guzzi will look into.

Recycling Ordinance Update

Assistant Administrator Sahol provided Mayor and Council with a detailed list of the items that the State is requiring to be included in the Recycling Ordinance, which does clean the language up.

Mayor Muchowski touched on the letter from the school regarding recycling. He stated that he attended the Education Forum meeting and some of the students asked why the school does not recycle. The school does not have the facilities to recycle, so the County came in and designed a program for the high school and middle school. The township used \$1,000 recycling money, which the County matched.

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Bill Bott, 64 Riverbank Drive, worked at the school for years and stated that the school did recycle. Mayor Muchowski responded that the school admitted that they were lack luster on cans and bottles because they did not have the proper equipment.

Background Checks

Council Member Garganio questioned the status of implementing background checks for volunteer coaches? Assistant Administrator Sahol stated that the Memorandum of Understanding with the NJ State Police has gone out and he is waiting for the information and forms back from them. As soon as Assistant Administrator Sahol receives the packet, he will advise the leagues.

Mayor Muchowski asked if there was anything that could be done to expedite the process? Assistant Administrator Sahol explained the process before the township can start to implement the program. His contact at the State Police assured him they would be ready for the baseball/softball season.

ROEBLING FIREHOUSE

Administrator Brook explained that the township will not be ready to undertake the improvements to the Roebling Firehouse by the time the new firehouse opens. The members of the Roebling Volunteer Fire Department have offered to continue overseeing the use of the building by the various organizations.

Discussion followed regarding insurance. Except for Jazzercise, the Roebling Volunteer Fire Company does not require the groups to provide a Certificate of Insurance. All catering is done through C-Reed's Place. Mayor Muchowski will meet with Administrator Brook before the next Council Meeting to go over the current uses.

Discussion will need to take place regarding setting policies for future use of the building.

PAPERLESS OFFICE

Assistant Administrator Sahol spoke with a company that deals with paperless offices. A representative will meet with Assistant Administrator Sahol on February 21 to give an overview of what could be done for Florence.

ABC TRANSFER: BROWER'S TAVERN

Clerk Weiler reported that as long as everything goes as planned, the license transfer will take place next Wednesday evening.

ACTION

RESOLUTION NO. 2006-44

IMPLEMENTING THE NATIONAL INCIDENT MANAGEMENT SYSTEM

Administrator Brook explained that the Federal Government is asking all municipalities to confirm that they have implemented the National Incident Management System, which Florence Township has done.

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It was on the MOTION of Sandusky, seconded by Ryan that Resolution No. 2006-44 be approved.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: Fratinardo

Motion carries.

SUMMER RECREATION PROGRAM

Mayor Muchowski discussed the two-week summer recreation program and suggested increasing the fee to \$35 from \$25 this year to help supplement the program and increase \$10 a year over the next couple of years. Assistant Administrator Sahol stated that the program will be held for two weeks starting August 14, 2006. Council Member Sandusky suggested looking into utilizing Florence Tollgate's pool, with a Red Cross instructor, one or two days a week. Assistant Administrator Sahol is looking into the cost.

Council Member Garganio questioned the cost to the township to run the program? Assistant Administrator Sahol believes it cost the municipality approximately \$5,000 to run the program, which included supervision, trips, supplies, busing and the train. After further discussion Council decided to increase the fee to \$50 a week this year.

Discussion followed regarding a swimming program and proper supervision. It was suggested that they look into a swimming course at the YMCA in Burlington.

PROJECT FREEDOM

Mayor Muchowski explained that Occupation Training Center (OTC) is looking for land donations to build an apartment complex for the disabled that work through the OTC programs. This would offset the township's COAH requirements. He asked if Council would like Administrator Brook to investigate further? Council Members in agreement that Administrator Brook find out more information.

UNLOADING ZONE ON PINE STREET

Administrator Brook reported that Captain Gadbois noticed that the school is no longer using the unloading zone on Pine Street for the school buses. He spoke with the Superintendent of Schools who verified that the unloading zone was no longer being used and was going to contact the municipality stating that the unloading zone was no longer needed. He asked if Mayor and Council would like to return to 30 minute parking while school is in session? This would also allow a drop off point for parents to drop their children off for school. Council in agreement to approve an Ordinance doing away with the unloading zone.

EQUIPMENT FOR BALLFIELDS

Administrator Brook stated that the ballfields take a tremendous amount of time for the Public Works Department to work on the infields and reported on some equipment that would save a lot

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of time. During a demonstration, one particular piece of equipment did Muchowski Field in ten minutes.

Mayor Muchowski, along with Administrator Brook, met with Rich Pendel, Public Works Superintendent, and he was inquiring whether Council would be interested in upgrading the grass cutting equipment. Mr. Pendel will present his request at budget time. Mayor Muchowski reviewed the equipment, what could be done with it and how much time it would save.

The advantages of the new piece of equipment for the ballfields were discussed. Administrator Brook will get prices for Council for next week's meeting.

9:50 PM MOTION by Ryan, seconded by Sandusky to adjourn meeting. Roll call vote - all ayes.

ADJOURNMENT

9:50 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab